



472 Southland Crescent, Oakville

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— REAL ESTATE —





FABULOUS LOCATION WITH PRIVATE PIE SHAPED LOT

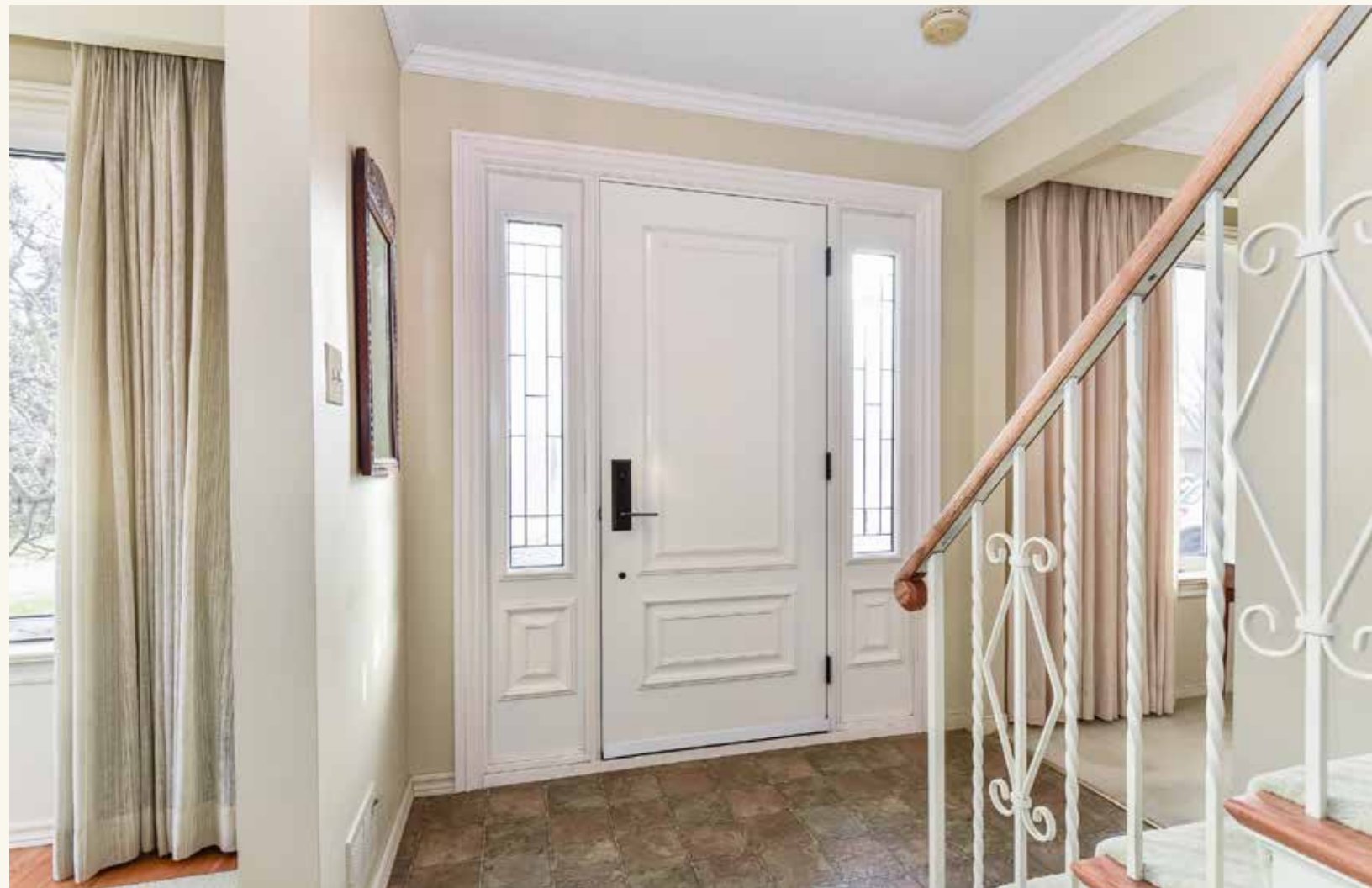
Fabulous location!!! Meticulously maintained 4 bedroom 2 storey home on a family friendly quiet crescent nestled amongst new custom built luxury homes. Close to schools, parks, QEP community centre, Bronte Village and Harbour, GO station and major hwy's. Fantastic private pie shaped lot with 106' across the back surrounded by mature trees, hedges and landscaping. Excellent opportunity to live in, renovate or build new, the options are endless.

Main floor boasts super sized living room with plenty of room for entertaining, bright dining room with gorgeous open concept solarium with gas fireplace and skylight allowing in natural daylight. Large white kitchen with ample cabinetry and breakfast bar. Upper level has 4 spacious bedrooms with good sized closets and neutral 4-piece bathroom. Hardwood floors throughout plus finished lower level with open concept rec room. Don't miss out!!

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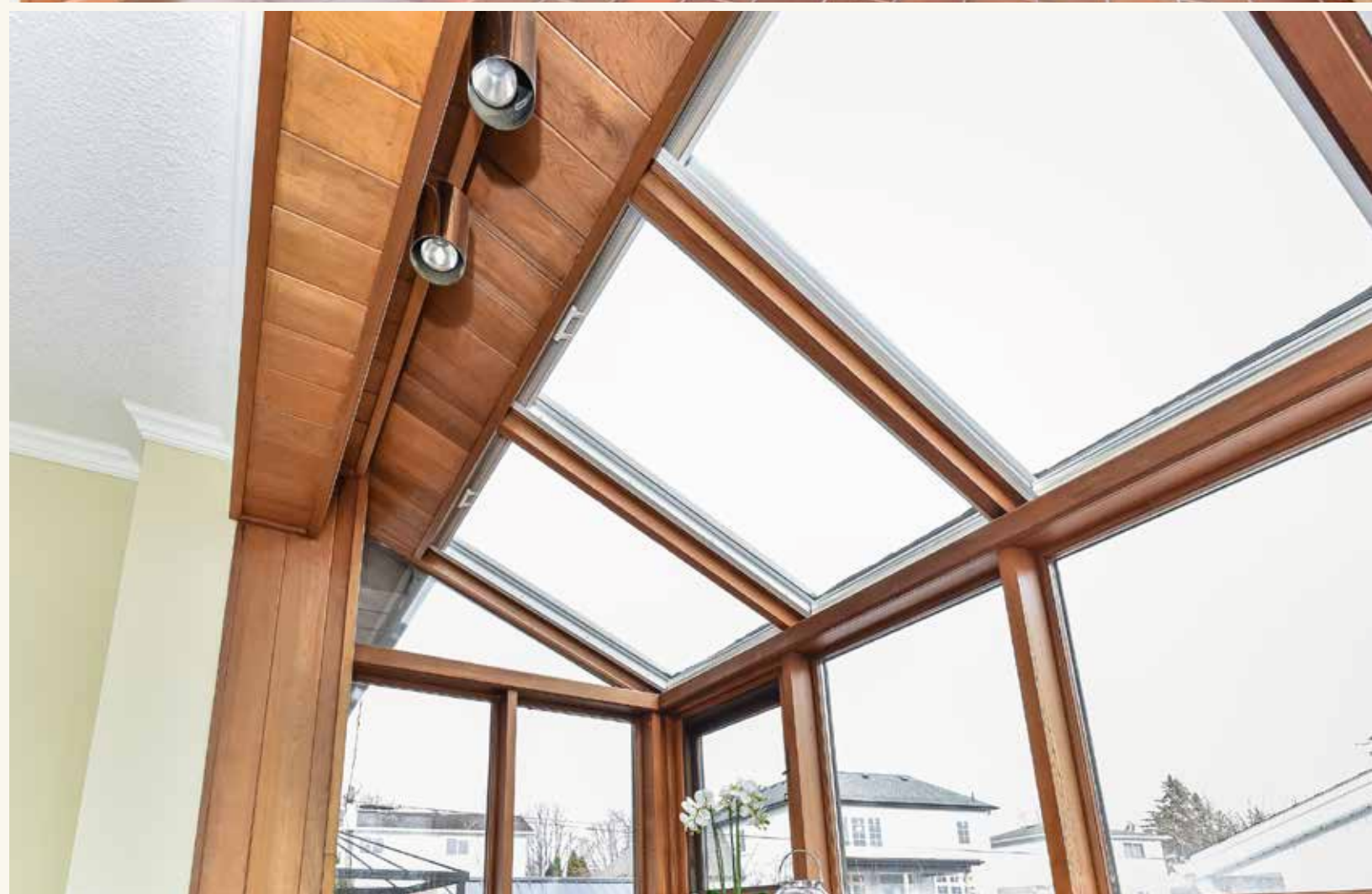




















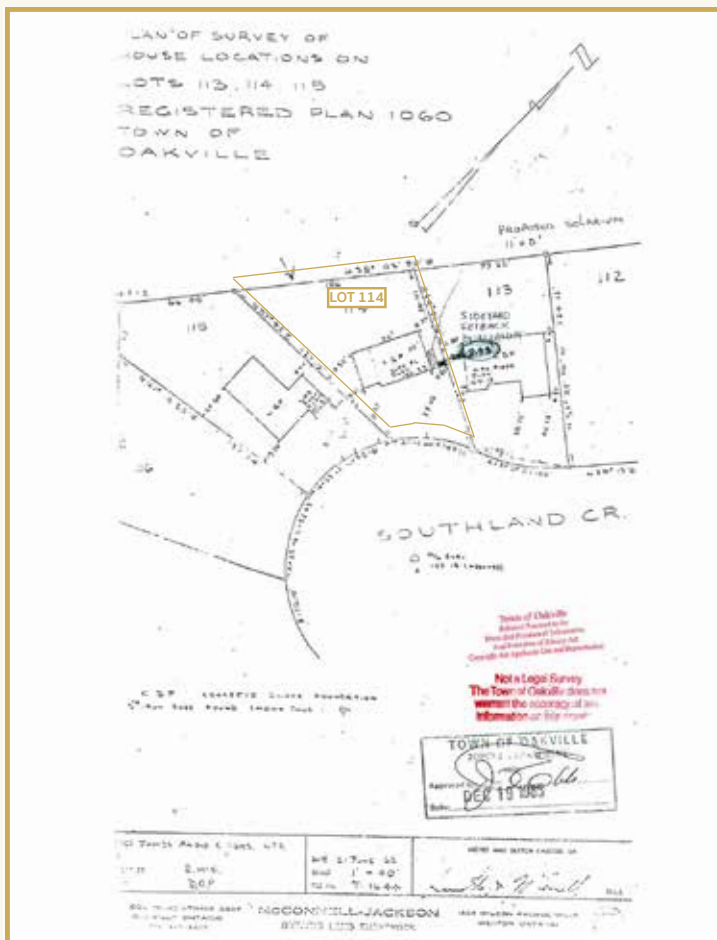






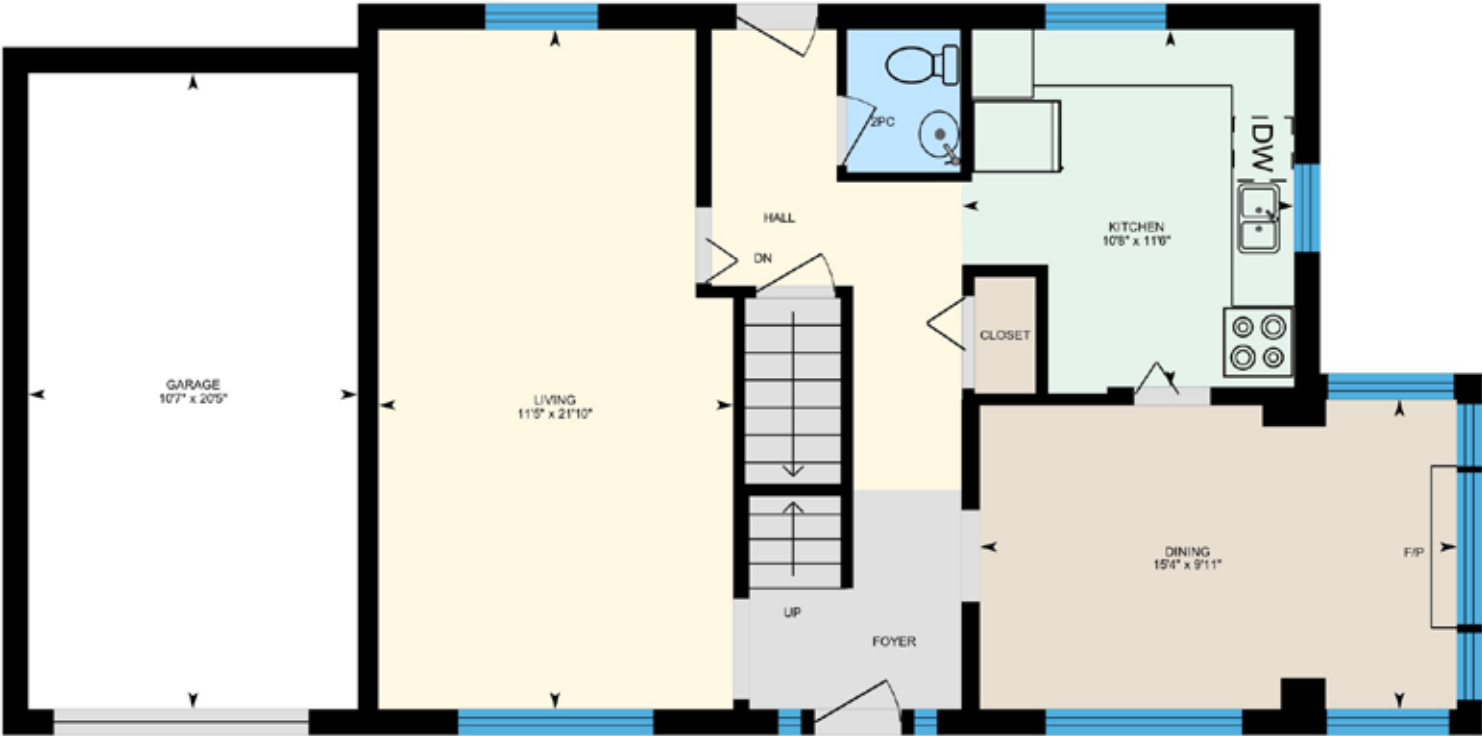






472 SOUTHLAND CRESCENT
FLOOR PLANS

MAIN LEVEL

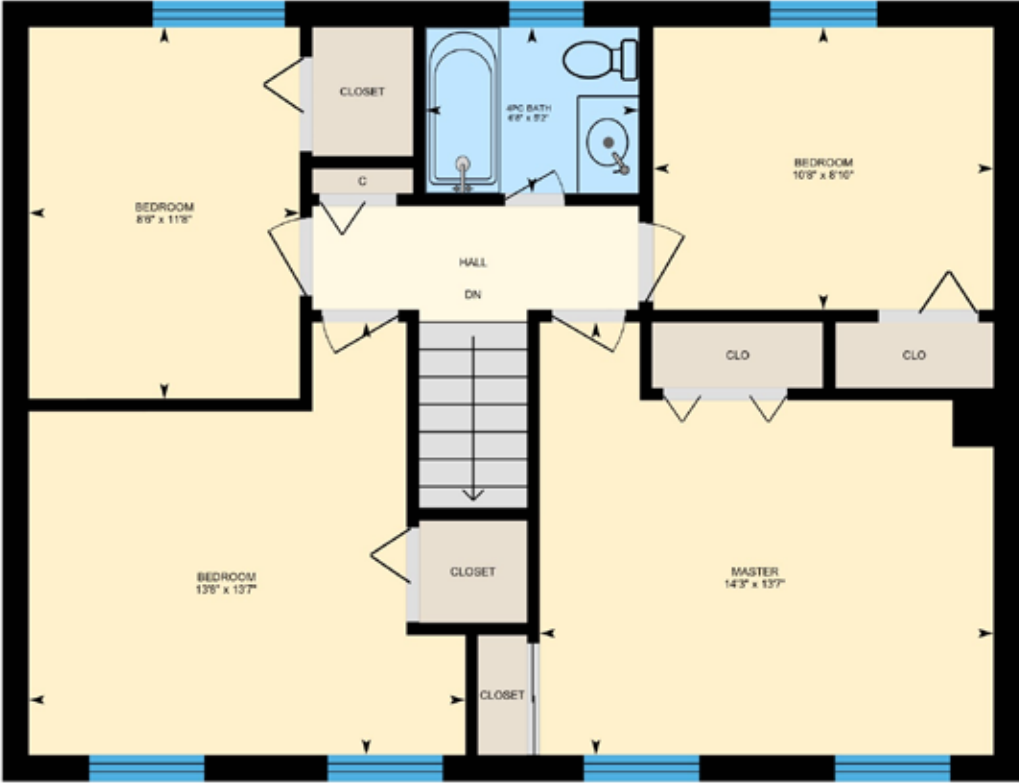


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472 SOUTHLAND CRESCENT
FLOOR PLANS

SECOND LEVEL

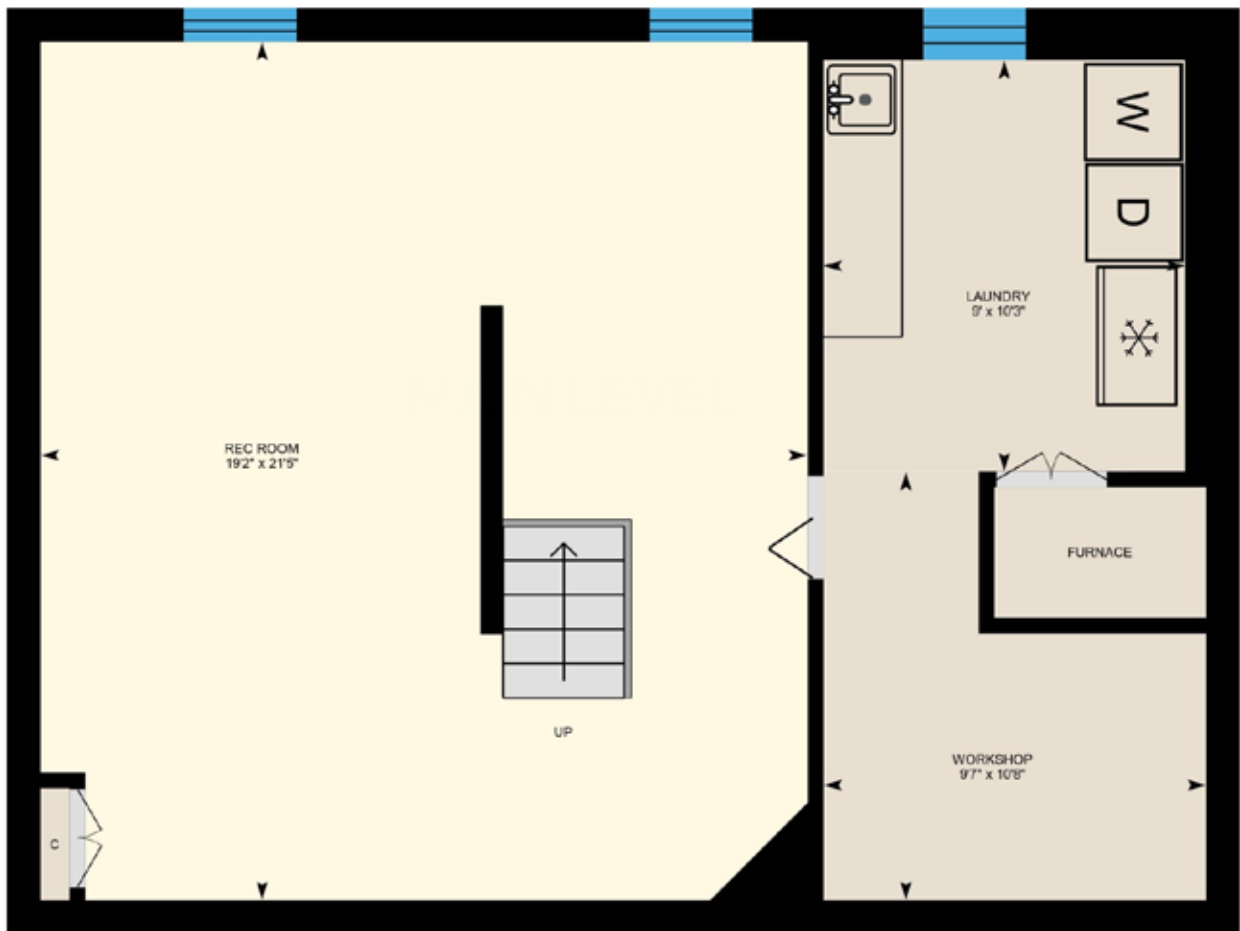


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472 SOUTHLAND CRESCENT FLOOR PLANS

LOWER LEVEL





Property Details

Inclusions: Fridge, stove, built-in dishwasher, built-in microwave, washer & dryer, all electric light fixtures, all window coverings, central vac, outdoor built-in table, bench & bar, garden shed.

Exclusions: Two light sconces in master bedroom.

Legal Description: LT 114, PL 1060 ; S/T 119154 OAKVILLE

Taxes: \$4,289.00 for 2019

Possession: Flexible

Lot Size: Approx. 50.68 ft x 111.62 ft x 106.18 Ft x 127.38 ft (Irregular pie shape)

Square Footage: 1603 sq.ft plus finished basement

Deposit: \$50,000

The information in this brochure is deemed to be accurate, but has not been independently verified, and is NOT guaranteed. All measurements are approximate. Items listed in this brochure are not automatically included unless listed as inclusions in the Agreement of Purchase and Sale. All information should be independently verified.

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